

**STAFF REVIEW AGENDA**

**10/20/2005**  
**FINAL**

***Zoning***

1      C05-097      Work Code: Privately Initiated      MANAGER: Jeff Roche  
APN: **69524072**      TECH: Roland White      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: PLAZA DEL REY ASSOCS LLC  
RDA area: No      Planned Community: No  
District: 2      Zone: A(PD)      GP: GC  
Address: 5885 SANTA TERESA BL      SNI area: No      Historic Dist: NO  
Gross acres: 1.46      Previous files: GP05-02-02      AD04-715      PD04-028      PRE04-002      ABCL0  
west side of Snell Avenue, approximately 400 feet southerly of Santa Teresa Boulevard  
Conventional Rezoning from A(PD) Commercial Zoning District to R-M Residential Zoning District on a 1.46 gross acres site

2      PDC05-098      Work Code: Privately Initiated      MANAGER: Hadasa Lev  
APN: **48145001**      TECH: Roland White      ENGINEER: Andrew Turner  
Historic: No      Impervious Surface: Yes      Owner: INNOVATIVE HOUSING SOLS LLC  
RDA area: SNI      Planned Community: No  
District: 5      Zone: A(PD)      GP: MDR (8-16)  
Address: 321 S 34TH ST      SNI area: Gateway East      Historic Dist: NO  
Gross acres: 1.38      Previous files: PRE05-410      PRE05-116      PDC04-033      PRE04-027      PRE03  
Southwest side of South 34th Street, approximately 190 feet southwest of Los Suenos Avenue  
Planned Development Rezoning from A(PD) Residential Zoning District to the A(PD) Residential Zoning District to allow higher density residential uses on a 1.38 gross acres site

***Planned Development***

3      PDA76-035-01      Work Code: None      MANAGER: Sanhita Mallick  
APN: **25437009**      TECH: Juan Borrelli      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: LINDSTROM CARL A JR  
RDA area: No      Planned Community: No  
District: 4      Zone: R-1-5(PD)      GP: MLDR (8.0)  
Address: 930 CAPE MORRIS PL      SNI area: No      Historic Dist: NO  
Gross acres: 0.14      Previous files:  
930 Cape Morris Place  
Planned Development Permit Amendment to allow first and second-story additions to an existing single-family detached residence, resulting in an FAR of 68%, on a 0.14 gross acre site.

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***Planned Development***

- 4      PDA05-016-01      Work Code: Industrial Lot      MANAGER: Lori Moniz  
APN: **47211065**      TECH: Lori Moniz      ENGINEER:  
Historic: No      Impervious Surface:      Owner: TWN INVESTMENT GROUP  
RDA area: Olinder      Planned Community: No  
District: 7      Zone: A(PD)      GP: IP  
Address: 915 STORY RD      SNI area: No      Historic Dist: NO  
Gross acres: 19.6      Previous files: SP05-026      PD05-016      PT05-016      PDC04-045  
north side of Story Road approximately 720 feet southwesterly of McLaughlin Avenue  
Planned Development Permit Amendment for tree removal of 19 Poplar trees, 56-79 inches in  
circumference on a 15.59 gross acre site

***Site Development***

- 5      H05-049      Work Code: None      MANAGER: Swathi Boreda  
APN: **24942044**      TECH: Justina Chang      ENGINEER: Winnie Pagan  
Historic: No      Impervious Surface: Yes      Owner: NGUYEN SOPHIE  
RDA area: n      Planned Community: No  
District: 3      Zone: R-M      GP: MDR (8-16)  
Address: 639 N 2ND ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.14      Previous files: PRE05-273  
west side of N. 2nd Street, approximately 350 feet northerly of Jackson Street  
Site Development Permit to convert an existing single-family residence to a duplex by constructing a 1,560  
square foot addition on a 0.14 gross acre site

***Special Use Permit***

- 6      SP05-052      Work Code: None      MANAGER: Rebekah Ross  
APN: **29945015**      TECH: Justina Chang      ENGINEER: Andrew Turner  
Historic: No      Impervious Surface: No      Owner: AZAR MALIHE  
RDA area: SNI      Planned Community: No  
District: 1      Zone: CN      GP: GC  
Address: 3110 RIDDLE RD      SNI area: Winchester      Historic Dist: NO  
Gross acres: 0.18      Previous files: PRE05-275      SP02-072  
south side of Riddle Road, approximately 60 feet westerly of S. Winchester Blvd  
Special Use Permit to allow for approximately 375 sq.ft. additions to an existing legal nonconforming  
single-family detached residence with attached garage on a 0.18 gross acre site

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***Variance***

- 7      V05-008      Work Code: None      MANAGER: Erin Morris  
APN: **27427070**      TECH: Justina Chang      ENGINEER: Andrew Turner  
Historic: No      Impervious Surface: No      Owner: BOHACEK CORTLAND J  
RDA area: No      Planned Community: No  
District: 6      Zone: R-M      GP: MLDR (8.0)  
Address: 1938 DAVIS ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.1      Previous files: PRE05-035      PRE04-529      PRE04-291  
southeast corner of Bascom Avenue and Davis Street  
Development Variance to allow a reduction in the driveway length from 23 feet to 14 feet on a 0.10 gross acre site

***Tentative Map***

- 8      PT05-090      Work Code:      MANAGER: Dave Tymn  
APN: **26434043**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: LUCIA WU  
RDA area: SNI      Planned Community: No  
District: 3      Zone: A(PD)      GP: MHDR (12-25)  
Address: 777 ALMADEN AV      SNI area: Washington      Historic Dist: NO  
Gross acres: 0.47      Previous files: PD04-079  
northwest corner of Almaden Avenue and West Virginia Street  
Planned Development Tentative Map Permit to subdivide four lots into 11 lots for 10 single-family attached residences on a 0.47 gross acre site
- 9      PT05-091      Work Code:      MANAGER: Lee Butler  
APN: **43410069**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: NEIGHBORHOOD HOUSING SVCS SILICON  
RDA area: SNI      Planned Community: No  
District: 3      Zone: A(PD)      GP: MHDR (12-25)  
Address: 1390 ALMADEN AV      SNI area: Washington      Historic Dist: NO  
Gross acres: 0.75      Previous files: PD05-043      PDC05-019      PRE04-394  
northeast corner of Almaden Avenue and W. Alma Avenue  
Planned Development Tentative Map Permit to reconfigure five parcels into one lot for 17 single-family attached residences on a 0.75 gross acre site
- 10      TE02-109-01      Work Code: Amendment to Vesting Tentati      MANAGER: Jeff Roche  
APN: **09713083**      TECH: Darren McBain      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: BRE/PCCP ORCHARD LLC  
RDA area: Rincon de los Esteros      Planned Community: No  
District: 4      Zone: IP      GP: IP  
Address: 81 DAGGETT DR      SNI area: No      Historic Dist: NO  
Gross acres: 17      Previous files: PP05-030  
northwest corner of Dagget Drive and Zanker Road  
Time extension of previously approved T02-109

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***Tentative Map***

- 11      TE02-110-01      Work Code: Amendment to Vesting Tentati      MANAGER: Jeff Roche  
APN: **10131015**      TECH: Darren McBain      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: BRE/PCCP ORCHARD LLC  
RDA area: Rincon de los Esteros      Planned Community: No  
District: 4      Zone: IP      GP: IP  
Address: 2520 JUNCTION AV      SNI area: No      Historic Dist: NO  
Gross acres: 17      Previous files: **H03-052**  
northwest corner of Montague Expressway and Trimble Road  
Time extension of previously approved PT02-110

***Tree Removal***

- 12      TR05-142      Work Code: SF Lot - on private lot      MANAGER: Suparna Saha  
APN: **56710003**      TECH: Avril Baty      ENGINEER:  
Historic: No      Impervious Surface:      Owner: THOMAS LARRY A AND EVELYN  
RDA area: No      Planned Community: No  
District: 9      Zone: R-1-8      GP: MLDR (8.0)  
Address: 5481 BEGONIA DR      SNI area: No      Historic Dist: NO  
Gross acres: .17      Previous files:  
5481 Begonia Drive  
REMOVAL OF ONE (1) SIBERIAN ELM, 62" IN CIRCUMFERENCE , WITHOUT PERMITS ON  
A SINGLE-FAMILY LOT
- 13      TR05-143      Work Code: Commercial Lot      MANAGER: Hadasa Lev  
APN: **60137026**      TECH: Dipa Chundur      ENGINEER:  
Historic: No      Impervious Surface:      Owner: CITY OF SAN JOSE  
RDA area:      Planned Community: No  
District: 5      Zone: A(PD)      GP: PQP  
Address: 14271 STORY RD      SNI area: East Valley/680 Communities      Historic Dist: NO  
Gross acres: 0.21      Previous files: **AD04-344      PDA01-096-01      PRE03-077**  
north side of Story Road appoximately 1,150 feet easterly of South White Road  
Tree Removal Application to remove one dead pine tree 100 inches in circumference
- 14      TR05-144      Work Code: SF Lot - on private lot      MANAGER: Edward Schreiner  
APN: **42937008**      TECH: Ying Smith      ENGINEER:  
Historic: No      Impervious Surface:      Owner: PINGREE CONNOR A AND TRACY M  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-8      GP: MLDR (8.0)  
Address: 1459 CHERRY AV      SNI area: No      Historic Dist: NO  
Gross acres: 0.4      Previous files: **SF04-015**  
1459 Cherry Avenue  
Tree removal permit to remove a live oak tree 62" in circumference on a 0.4-acre lot

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***Tree Removal***

- 15      TR05-145      Work Code: SF Lot - on private lot      MANAGER: Katja Irvin  
APN: **46728143**      TECH: John Baty      ENGINEER:  
Historic: Yes      Impervious Surface:      Owner: DENEVAN KELLY  
RDA area: East Santa Clara Street      Planned Community: No  
District: 3      Zone: A(PD)      GP: MHDR (12-25)  
Address: 59 S 17TH ST      SNI area: University      Historic Dist: YES  
Gross acres: .06      Previous files:  
59 South 17th Street  
Tree Removal Permit to remove one Date Palm 102-inches in circumference on a 0.06 acre site
- 16      TR05-146      Work Code: Multi-Family Lot      MANAGER: Katja Irvin  
APN:      TECH: Avril Baty      ENGINEER:  
Historic: No      Impervious Surface:      Owner: REDEVELOPMENT AGENCY OF THE CITY (C  
RDA area: Redevelopment SNI Area      Planned Community: No  
District: 3      Zone: R-M      GP: RS-C  
Address: 496 S 3RD ST      SNI area: University      Historic Dist: NO  
Gross acres: .43      Previous files:  
Northwest corner property on South Third Street at East William Street (formerly 101 E. William St.)  
REMOVAL OF ONE (1) REMAINING CANARY DATE PALM (117" CIRCUMFERENCE), AND  
PREVIOUSLY RELOCATED TWO (2) CANARY DATE PALMS (147" & 142"  
CIRCUMFERENCES)
- 17      TR05-148      Work Code: SF Lot - on private lot      MANAGER: Edward Schreiner  
APN: **44214040**      TECH: Jerry Yoshida      ENGINEER:  
Historic: No      Impervious Surface:      Owner: HERZ RICHARD W AND BEVERLEY J TRUS  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-5      GP: LDR (5.0)  
Address: 2306 HERITAGE DR      SNI area: No      Historic Dist: NO  
Gross acres: .19      Previous files:  
2306 Heritage Drive  
REMOVAL OF 2 ARIZONA CYPRESS AT THE REAR YARD THAT ARE SPLINTERING AND  
LIMBS HAVE FALLEN.

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***Conditional Use***

- 18      CP05-060      Work Code: CP Generic      MANAGER: Dave Tymn  
APN: **70121030**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: SOUTH HILLS COMMUNITY CHURCH BRYC  
RDA area: No      Planned Community: No  
District: 10      Zone: A      GP: LDR (5.0)  
Address: 6601 CAMDEN AV      SNI area: No      Historic Dist: NO  
Gross acres: 5.2      Previous files:  
south side of Camden Avenue, approximately 400 feet westerly of Forest Drive  
Wireless - Conditional Use Permit to allow wireless communications antennas mounted atop an existing church building with a proposed cross, resulting in 15 feet higher than the building's parapet, on a 5.2 gross acre site

- 19      CPA04-081-01      Work Code: CP for After Midnight      MANAGER: Dave Tymn  
APN: **25935051**      TECH: Justina Chang      ENGINEER: Andrew Turner  
Historic: Yes      Impervious Surface: No      Owner: CUCUZZA FAMILY PARTNERSHIP  
RDA area: SNI      Planned Community: No  
District: 3      Zone: DC      GP: CORE  
Address: 72 N ALMADEN AV      SNI area: No      Historic Dist: NO  
Gross acres: 0.64      Previous files: CP04-081  
east side of Almaden Avenue, approximately 200 feet southerly of St John Street  
Conditional Use Permit Amendment for an existing public drinking establishment/restaurant to amend conditions on after midnight operation on a 0.24 gross acre site

***General Plan Amendments***

- 20      GP05-02-06      Work Code: Non CP      MANAGER: Jenny Nusbaum  
APN: **68402004**      TECH: Ben Corrales      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: MONTEREY TOWN CENTER, LLC  
RDA area: No      Planned Community: No  
District: 2      Zone: R-1-2/CP      GP: VLDR (2.0)/GC  
Address: 4280 MONTEREY RD      SNI area: No      Historic Dist: NO  
Gross acres: 4.5      Previous files:  
east side of Monterey Highway, approximately 800 feet north west of Skyway Drive  
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Very Low Density (2.0 DU/AC) on 4.3 acres and General Commercial on 0.2 acres to Medium Low Density Residential (8.0 DU/AC) on a 4.5-acre site. (Monterey Town Center, LLC, Owner/Michael Luu, Applicant).

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***General Plan Amendments***

21      GP05-04-08      Work Code: Non CP      MANAGER: Jenny Nusbaum  
APN: **09706038**      TECH: Ben Corrales      ENGINEER: Amit Mutsuddy  
Historic: No      Impervious Surface: No      Owner: WYSE TECHNOLOGY INVESTMENTS, INC.  
RDA area: Rincon de los Esteros      Planned Community: No  
District: 4      Zone: IP      GP: IP  
Address: 3469 N 1ST ST      SNI area: No      Historic Dist: NO  
Gross acres: 16      Previous files:  
west side of North First Street, approximately 1800 feet southerly of Tasman Boulevard  
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram  
designation from Industrial Park to Transit Employment Residential Overlay (55+ DU/AC) on  
approximately 13 acres, and General Commercial on approximately 3 acres on a 16-acre site. (WTI, Inc.,  
Owner/Ken Riding, Applicant)

**STAFF REVIEW AGENDA**

10/2/2005 to 10/8/2005

**Tract Maps**

- |  |                                |  |
|--|--------------------------------|--|
| 1  | Sub Code: Standard Map         | PW Engineer: Andrew Turner               |
| APN: <b>37220026</b>   | Work Proposed: Residential     | PL Manager: Rebekah Ross                 |
| District: 1  | Gross acres: .46               | Owner: SHWE RICHARD S AND ALMA M TRUSTEE |
| Address: 1584 DUCKETT WY   |                                |  |
| Previous files: PD05-037 PT05-050 PDC04-062 PRE04-188                      |                                |  |
| southeast terminus of Duckett Way  |                                |  |
| Subdivide one parcel into 6 lots for single family residences.             |                                |  |
|  |                                |  |
| 2  | Sub Code: With Tentative Map   | PW Engineer: Amit Mutsuddy               |
| 9745   | Work Proposed: Non-Residential | PL Manager: Edward Schreiner             |
| APN: <b>27441072</b>   | Gross acres: 1.37              | Owner: BASCOM MEDICAL PROP LLC           |
| District: 6  |                                |  |
| Address: 105 N BASCOM AV   |                                |  |
| Previous files: T05-053 RSL03-033  |                                |  |
| west side of Bascom Avenue, approximately 160 feet northerly of Bailey Ave |                                |  |
| 1 LOT CONDO FOR 10 MEDICAL UNITS   |                                |  |